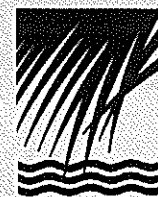


Kakaako Connection

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HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKAOKO
Where Honolulu Greeted the Sea

SECOND STAGE OF ID-4 CONSTRUCTION TO START IN FEBRUARY 1996

Construction work on the first phase of the Improvement District 4 (ID-4) project should be completed in early February 1996. Over the next few weeks, curbs, gutters, sidewalks and the first layer of asphalt will be installed on the Diamond Head side of Kamakee Street between Queen and Kawaiahao Streets. After this work is completed, the second phase of ID-4 construction will commence—probably in early- to mid-February—on the Diamond Head side of Kamakee Street, between Kawaiahao and Waimanu Streets. The entire ID-4 Project involves the reconstruction and upgrading of infrastructure on Kamakee Street, between Kapiolani Boulevard and Queen Street. It entails the installation of drainage, water, sewer and roadway systems, and the undergrounding of existing overhead utility lines. The second phase of ID-4 construction will be similar to the first, with the first major work involving the construction of new underground electrical ducts which must cross Kamakee Street.

Every effort is being made to keep Kamakee Street

open during construction. However, detouring of traffic is sometimes unavoidable. The HCDA's first priority is to maintain safety for businesses and visitors in the construction area, especially when construction occurs near the center of the road or it must cross Kamakee Street, as with the electrical work. At times, Kamakee Street is too narrow to safely allow traffic to pass during this type of work. Detours may also be necessary during the set-up and shut-down of construction. The ID-4 contractor will try to keep the street open to traffic to the greatest extent possible and the continued patience of the public is greatly appreciated. Also, the work in this phase of ID-4 will be done in close proximity to the buildings along Kamakee Street. Therefore, the contractor may perform some of the work on Saturdays to ensure safety and to minimize the impact on businesses. Notices will be given to businesses as soon as possible whenever Saturday construction work is planned. Any questions or concerns regarding the ID-4 construction can be directed to HCDA Engineers Stephen Miyamoto at 596-7403 or Neal Imada at 587-2870.

IMPROVEMENT
DISTRICT 4
UPDATE

PEOPLE'S OPEN MARKET A HIT ON FIRST DAY

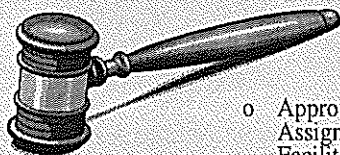
The Aala Park People's Open Market relocated to Mother Waldron Park in Kakaako on January 22. The market's first day at the Coral Street park drew many Kakaako residents and business people.



HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Regular Meeting Feb. 13, 1996 2:00 p.m.

677 Ala Moana Blvd. Suite 1000 Conference Room



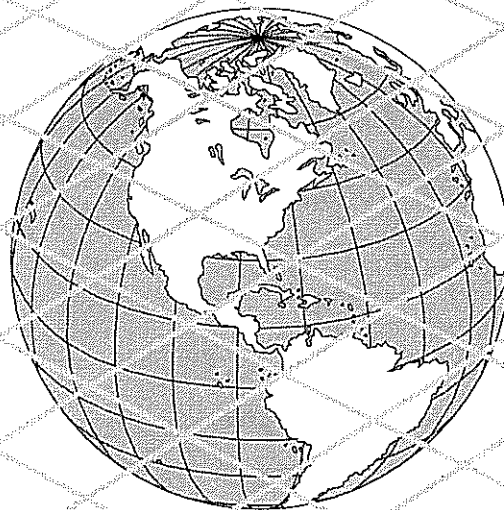
Action Items:

- o Approval of amendments for the One Archer Lane (King Street Place) Mixed-Use Planned Development Project to: (1) Assign the Development Permit to the Myers King Street Partners; and (2) Waive the payment of interest on the Public Facilities Dedication Fee
- o Termination of Option to Lease to Historic Hawai'i Foundation

Note: Agenda items are tentatively set at the time of newsletter printing. Call the HCDA office for more information.

KakaakoNEWS

FIRST COMMERCIAL BUILDING IN KAKAOKO TO PROVIDE UNIVERSAL INTERNET ACCESS



A high-tech commercial office building at 401 Kamakee Street has become the first commercial building in Hawaii to offer all of its tenants direct access to the Internet via an installed T-1 line. This line now gives businesses more speed and flexibility in accessing and transmitting data. With a T-1 line, Internet users can transmit data at high speeds of up to 1,536 kilobits per second, which is equivalent to about 53 modems operating at 28.8 kilobits per second. This technical capability is being provided by Hawaii Internet Technologies Solutions (HITS), a tenant of the building. Along with the infrastructure, HITS also offers the technical expertise to maintain and optimize tenants' Internet connections.

"Fast, direct, and reliable access to information and on-line communication around the world is critical to the tenants, many of whom are in the medical research and high-technology fields," states Dr. Richard Wasnich, president and CEO of the Mana Institute, a clinical research organization and a tenant of the building. "The T-1 line provides a high degree of reliability and allows the tenants to remain at the forefront of their respective industries."

For the building's health-related tenants, the T-1 line has tremendous applica-

tions for research, diagnosis, and treatment, including on-line access to the most recent medical and research journals. The line also provides direct links to medical data bases and two-way communications with health and medical research experts from around the world. With the installed T-1 line, clinical research professionals in the Kamakee Street facility, including the Mana Institute and its affiliates (the Hawaii Osteoporosis Center and Foundation, the Hawaii Nuclear Medicine Consultants, the Hawaii Institute of Exercise and Sports Medicine, and the Endocrine Reference Laboratory), are among the first in Hawaii to have direct access to a standardized on-line medical diagnostic and reporting system for osteoporosis risk. "This latest technology gives our professionals and other medical professionals around the world on-line access to the latest osteoporosis research, which can be used in the diagnosis and treatment of patients," Wasnich says.

The 401 Kamakee Street's complementary mix of clients has created a unique symbiotic relationship in which its tenants need only go next door to receive on-site technical support. According to Norm Nichols, president of tenant Video Labs, the purpose of bringing together companies like Purely Post, Audio Facility Hawaii, Video Labs, XY Design, HITS, Cliff Marsh Inc., Adcar/Webbabe

Publishing, and Electric Petroglyphs, is to create an environment representing the best in creative talents. "This mix of tenants offers customers and clients the best support services to utilize the World Wide Web and other communication technologies to promote their business with the tools of the next century," Nichols says.

For all of the building's tenants, the T-1 line also means cost savings on on-line communications. Costs decrease because the line eliminates the need for individual modems and dedicated telephone lines. The cost of traditional long-distance data transfer via modem and fax are also minimized. HITS President Joe DeGuzman agrees, "I'm using the Internet for mortgage brokering, especially in Asia and around the Pacific Rim. The savings in time and long-distance charges have been tremendous."

Additional plans are underway to install a fully equipped video conferencing center in the 401 Kamakee Street building. The center will be available to tenants as well as other businesses and organizations around the State.

Kakaako NEIGHBORS

Alliance Française of Hawaii



The Alliance Française of Hawaii, a local independent chapter of the world-wide organization founded in Paris in 1883, has a mission to spread the French culture and language in Hawaii and throughout the Pacific. From its small office and activities center located on the fourth floor of the 401 Kamakee Street Building in Kakaako, the Alliance Française offers a French language school and what is probably the largest French language library in the State. These facilities and services are available to the Alliance's members and the general public, along with other cultural activities such as lectures, concerts, recreational pastimes, and language "immersion" days.

The Alliance Française of Hawaii, which was founded in 1961 and now has about 220 members, also makes a number of scholarships available to local individuals and French teachers to allow them to pursue advanced studies in France during the summer months. Alliance Française of Hawaii President Philip E. Sammer, who serves as general manager of the Ilima Hotel, was one such scholarship recipient back in 1971. He stayed in France for about a year and attended the University of Paris. "For me it was a dream come true because I was originally a French teacher," Sammer recalls. "It allowed me to immerse myself in the French culture and to see how the French people think and view the American culture."

Sammer's experience in France did allow him to "give back" to the local community as he returned to Hawaii to teach French at Kailua and University High Schools, and at the Kapiolani Community College and the University of Hawaii-Manoa. Although he switched to the hospitality industry in the mid-1970s, Sammer has maintained his association with French language and culture through the Alliance Française.

The Alliance is not aimed in particular at French speakers, but is open to anyone who is interested in the French language and culture, according to its President. Current members come from all levels of society, from students to retired individuals. The majority of the Alliance's activities are open to the public, usually at a small fee since it is an independent organization which raises its own funds. The Alliance Française of Hawaii's language classes

are offered to children and adults, from the beginner level to the advanced. Second session classes will begin in mid-March or mid-May, and people interested in attending can call Sammer at 923-5446 or Matthew Fitzgerald at 377-1224.

Sammer is particularly proud of the organization's French language library, which contains approximately 5,000 books and 500 audio cassettes and videos. He explains, "This is more than just a library. We have audio tapes and videos and some movies. We also have a documentation center with information on regions of France. We receive information (from the French Consulate in Washington) about traveling in France and that's available to the public at no charge." The library hours are: Wednesdays (from 10:00 a.m. to 12 noon and from 2:00 p.m. to 5:00 p.m.) and Saturdays (from 2:00 p.m. to 5:00 p.m.).

"Most European languages are probably not as popular as the Asian languages here in Hawaii's schools," Sammer says. "So we are trying to reverse that tendency by letting students see that there are a lot of fun things about the French culture. Twice a year we have language immersion days at the local schools. These events are aimed at all levels of French speakers. It basically involves discussions at different levels of ability and we have great lecturers from France who give talks or lead discussion groups." The next immersion day is scheduled for Saturday, February 24, 1996 at Kalani High School. The fee (including lunch) for non-members is \$25 and those interested in signing up can contact Marge Yoshioka at 734-7236.

The Alliance will also be starting up a new recreational activity called "Pétanque in the Park", to take place regularly beginning in February in Kapiolani Park (the corner of Kalakaua Ave. and Diamond Head). *Pétanque* (or *Boules*) is the simple, outdoor game that is very popular in France and Italy. It involves solid steel balls which are rolled on the ground, usually a sand or grassy surface. Sammer plans to start the first Pétanque gathering on Saturday, February 2 from 9:00 a.m. to 11:00 a.m. He invites any interested persons to come down to have some fun.

This column will regularly feature stories on the businesses located in the Improvement District 4 project area along Kamakee Street (between Kapiolani Blvd. and Queen St.).

RelocationSpace

As a service to Kakaako businesses, following are listings of available commercial/industrial spaces on Oahu and where to call for more information. Information for possible inclusion in this column is welcome. Call Irene Iha at 587-2870 or write to the HCDA office by the 10th of each month.

KAKAAKO

- o 650 Ala Moana Blvd, 520 sf & 1,062 sf ofc, call Aleksandra Napier (S) 523-9745, Monroe & Friedlander.
- o 1) 660 Ala Moana Bldg: 785 sf-4,500 sf ofc, 946 sf ret; 2) 680 Ala Moana Bldg: 205 sf-4,000 sf ofc, \$1.40/sf net; call Omni Investment 523-1822.
- o 677 Ala Moana Blvd, former Gold Bond Bldg, 682 usf & 5,223 usf ofc, prkg, 3-5yrs, call Debbie Sommer, Barbara Campbell 524-4195.
- o Auahi Bus Ctr, 2,100 sf ind @ \$0.95/sf net; ofcs from 118 sf from \$300/mo gross; 800 sf ret @ \$1.70/sf nnn; call Omni Investment 523-1822.
- o 614 Cooke St, 800 sf-2,200 sf ret @ \$2.50/sf nnn; 1,000 sf-2,000 sf ofc @ \$1.25/sf nnn; 1,700 sf whse @ \$0.75/sf nnn; prkg, call Steve Yago 599-5039, Landmark Commercial.
- o 547 Halekauwila St, 695-700 sf-1,126 sf ofc, low rent, new paint/carpet, call Cindy Condon (S) 523-9761, Monroe & Friedlander.
- o 770 Kapiolani Blvd, 492 sf-5,000 sf ofc; 2,872 sf whse; call Dave Blanchard 592-4818, Waterhouse Properties.
- o 705-715 S. King St, 2,002 rsf grd fl ret/ofc; 5,142 rsf ofc; call Cali Gullion (B) 523-9743, Aleksandra Napier (S) 523-9745 Monroe & Friedlander.
- o 670 Queen St, 5795 sf a/c ofc/whse, call Dave Blanchard 592-4818, Waterhouse Properties.
- o 956 Queen St, ret/ind, 10,050 sf ofc, 10,050 sf mezz, 4,550 sf hi-cube whse/mfg, 1,600 sf shed, 800 sf fenced yd/prkg, 2,000+ sf prkg, call Tim Ching 591-8944.
- o 1050 Queen St, Kamakee Vista, 1,326 sf imprvd ofc, prkg, call Charlene Shiroma (B) 523-9714, Monroe & Friedlander.
- o 1019 Waimanu St, 500 sf-1,300 sf ofc, \$1.65/sf nnn, pleasant bldg, ample prkg, call Dennis Wiens 599-5039, Landmark Commercial.
- o 1141 Waimanu St, 1) hi-cube whse: 1,983 sf w/free incomplete 2nd fl ofc & adj 3,940 sf, may combine; 2,847 sf & 4,021 sf; both—\$1.00/sf, prkg; 2) open space: up to 30,000 sf paved, fenced & configured to suit, \$0.65-\$0.75/sf; 3) covered space: 924 sf sm shop/storage; 1,249 sf incl 270 sf ofc @ \$0.85/sf, good for light repair or auto detailing; all—+ GET gross (no CAM), incl 110/220V elec, water, RPT & security, 1-3yrs + opt, call Leroy Syrop, RPA@ 591-9399, Skybird Properties.
- o Ward Court, 1) 250 Ward Ave: 585 sf-3,102 sf ofc; 2) 320 Ward Ave: 288 sf-2,448 sf ofc; tenant/cust prkg, call Shan-Ling "Janice" Wu (RA) 536-7881, Vonlee Cham & Assoc.
- o 542 Ward Ave, 3,000 sf free stand retail bldg for lease, \$2.60/sf nnn, \$0.35/sf CAM, corner lot, excel exposure, call Mike Wilson 599-7313.
- o Waterfront Plaza, home of Restaurant Row: 1) 683 sf-25,000 sf ofc, from \$2.25/sf gross; 2) 2,800 sf restaurant, full kitchen, make offer; 3) Waterfront Towers Mart: 350 sf-1,000 sf, \$1.90/sf gross; call Stark Properties 521-8831.

OTHERS

- o Downtown, 838 S. Beretania St, 1,200 sf-13,265 sf ofc, call Robert Cham (RA) 536-7881, Vonlee Cham & Assoc.
- o Downtown, 102 N. King St, 425 sf ofc, \$1.85/sf, call Doris Chan 845-4623.
- o Downtown, 1) 801 Alakea St: 285 sf & 1,565 sf ofc, low rents, excel cond, call Chantel

DeCosta (S) 523-9779; 2) 1000 Bishop St: 1,000 rsf & 1,547 rsf ofc, call Aleksandra Napier (S) 523-9745; Monroe & Friedlander.

- o Kalihi, 1) 1160 N. King St: est 1,500 sf-7,500 sf ofc @ \$0.65-\$0.95/sf nnn, \$0.23/sf CAM; 2) 531 Waiakamilo Rd, off Dillingham Blvd: 3,700 sf 2nd fl a/c ofc @ \$1.25/sf gross, turnkey, new paint/carpet, 2 restrooms, free prkg; call Kevin Kahookole (R) CCIM, 533-4422 Pacific Insights.
- o Kalihi, 1724 Kahai St, 2,400 sf whse w/2,120 sf ofc & 6,000 sf yd, price nego, reasonable offers accepted, call Yett Management 848-0988.
- o Kalihi, 429/419 Waiakamilo Rd, 1) 4,845 sf whse @ \$0.75/sf nnn, may combine w/3,500 sf whse @ \$0.75/sf; 2) 240 sf-1,850 sf ofc @ \$1.10/sf nnn; free prkg, call Yett Management 848-0988.
- o Kalihi, 1) 1717 Akahi St: 3,800 sf 2nd fl ofc, 8 prkg, call Charlene Shiroma (B) 523-9714, Aleksandra Napier (S) 523-9745; 2) 1001/1007 Dillingham Blvd: 450 sf-1,000 sf ofc; 1,800 sf-5,150 sf whse; 450 sf-900 sf shwrm/ret; 900 sf ofc/mfg; call Travis Duggan (S) 523-9716; 3) 2200 Kamehameha Hwy, 676 sf-4,726 sf ofc, renovated, a/c, free cust prkg, call Jamie Brown (S) 523-9751, Linette Tam (S) 523-9762; Monroe & Friedlander.
- o Mapunapuna, 1) 2879 Paa St: 1,086 sf-2,086 sf ofc, call Linette Tam (S) 523-9762; 2) 2885 Paa St: 470 sf-2,268 sf grd & 2nd fl ofc, central a/c, prkg, call Christine Young (S) 523-9712; Monroe & Friedlander.
- o Kapiolani, 1580 Makaloa St, 634 sf-2,599 sf ofc, call Jamie Brown (S) 523-9751, Linette Tam (S) 523-9762, Monroe & Friedlander.
- o Makiki, 1) 1360 S. Beretania St: 626 sf-1,971 sf ofc, call Robert Cham (RA); 2) 1315 S. King St, Interstate Bldg: 615 sf ofc, call Chet Wu (RA); 3) 1400 Rycroft St, HMSA Center: 220 sf - 9,000 sf ofc, call Vonlee Cham (R); 536-7881, Vonlee Cham & Assoc.
- o Makiki, 1) 1100 Ward Ave: 1,018 sf-3,337 sf ofc, prkg, view, call Sydnee Arth (R) 523-9727; 2) 1415 Kalakaua Ave: est 560 sf ofc, call Aleksandra Napier (S) 523-9745; Monroe & Friedlander.
- o McCully, 1806 S. King St, Bank of America Bldg, 294 sf ofc, call Linette Tam (S) 523-9762, Monroe & Friedlander.
- o Moiliili, 1) 2334 S. King St, Old Stadium Sq: 3,277 sf ofc, may divide, call Many Sandefur (S) 523-9741; 2) 1110 University Ave, Varsity Bldg: 435 sf-1,305 sf ofc, call Many Sandefur (S) 523-9741; Monroe & Friedlander.
- o Moiliili, 2615 S. King St, 1) 640 sf-3,204 sf ofc, call Christine Young (S) 523-9712; 2) 1,261 sf ret, call Cali Gullion (B) GRI 523-9743; Monroe & Friedlander.
- o Kaimuki, 1144 10th Ave, 945 sf-6,047 sf ofc, call Many Sandefur (S) 523-9741, Monroe & Friedlander.
- o Pearlridge, 21,039 sf or part, I-2 zoned land, reasonable rent, call Vahe Kenadjian (R) 735-0179, 539-9600, 539-9613, McCormack Properties.
- o Pearl City, 96-1361 Waihona St, 4,025 sf grd fl whse @ \$0.65/sf nnn, \$0.12/sf CAM, roll-up & access to a load dock, long term OK, make offer, call Kevin Kahookole (R) CCIM, 533-4422 Pacific Insights.
- o Waipahu, 94-229 Waipahu Depot Rd, Bank of America Bldg, 253 sf-1,039 sf ofc, call Linette Tam (S) 523-9762, Monroe & Friedlander.
- o Mililani, Leilehua Bldg, 6,100 sf grd fl ofc, sublease to 1/30/99, call Charlene Shiroma (B) 523-9714, Christine Young (S) 523-9712, Monroe & Friedlander.

THE KAKAAKO CONNECTION

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**HAWAII COMMUNITY
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